



# ACCESSORY DWELLING UNITS

**Building Permits are required for ALL accessory dwelling units**

This handout provides information to assist you in building a new accessory dwelling unit in single-family residential areas in Richfield.

## **PLANNING & ZONING RICHFIELD COMMUNITY DEVELOPMENT DEPARTMENT**

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An **Accessory Dwelling Unit (ADU)** is a dwelling unit that is located on the same lot as a principal residential structure. No accessory building shall be greater in lot coverage, floor area, or height than the principal building. Detached accessory dwelling units are only permitted as part of a detached garage structure - standalone units are not allowed - please also see the "Garages" handout for more information.

Internal, attached, and detached accessory dwelling units are allowed, provided that:

- The principal residential structure is a permitted or conditional single-family dwelling;
- No more than one accessory dwelling unit shall be allowed on a lot;
- The lot must meet current minimum width and depth requirements;
- The creation of an accessory dwelling unit shall not create a separate tax parcel;
- An owner of the property must occupy at least one dwelling unit on the lot as their primary place of residence. Proof of homesteading shall be required and variances from this provision shall not be considered;
- A rental license for the non-owner-occupied unit shall be required in accordance with Section 407 of the City Code;
- Accessory dwelling units must have a minimum area of 300 square feet and cannot exceed 800 square feet or the gross floor area of the principal dwelling, whichever is less;
- Principal dwelling units must continue to meet minimum floor area requirements or not increase the degree of nonconformity in this matter;
- The primary exterior materials of an attached accessory dwelling unit must match those of the principal structure. Exterior materials for new construction related to any type of accessory dwelling unit must match the structure to which it is attached;
- The creation of an attached or internal accessory dwelling unit shall not result in the creation of additional entrances facing the public street on the primary structure;
- Exterior stairways leading to an upper story accessory dwelling unit shall be allowed so long as the staircase and railing are not constructed with raw or unfinished lumber;
- Conversion of garage space to an accessory dwelling unit is prohibited unless the garage space is replaced. Space within a garage that exceeds what is necessary for two vehicles may be converted without replacement; and
- A minimum of three off-street parking spaces is required in order to add an accessory dwelling unit of any kind.

## **ZONING CODE SECTIONS:**

**514.05 Subd. 8 (R)  
518.05 Subd. 8 (R-1)**

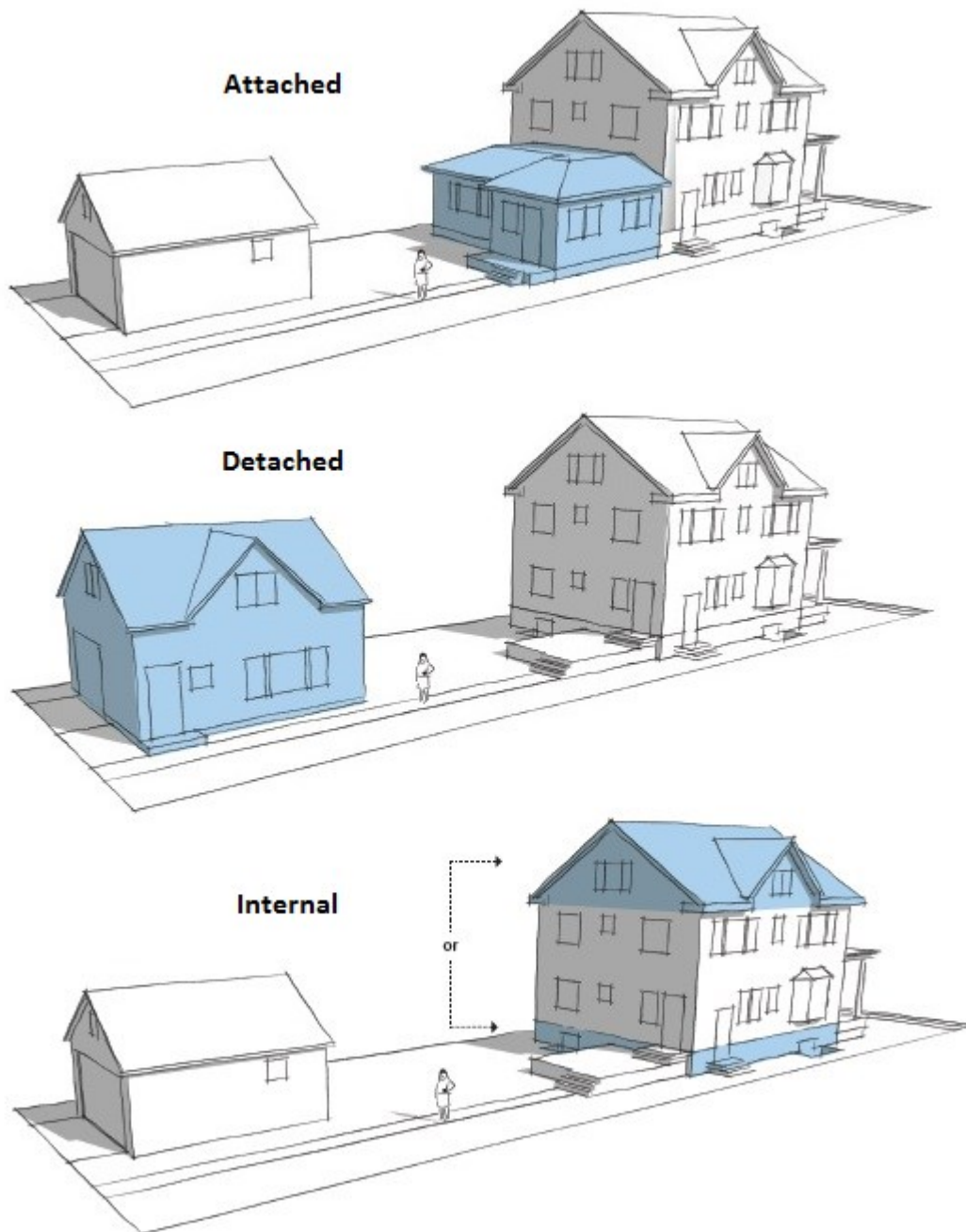
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## **ADDITIONAL INFORMATION:**

Building permits are required.

There is no separate application fee or approval process for Accessory Dwelling Units.

### **Potential ADU Configurations**



**This is a guide to the most common questions and problems. It is not intended nor shall it be considered a complete set of requirements.**